

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

158 Union Road, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$895,000

Median sale price

Median price \$865,000 Property Type House Suburb Langwarrin

Period - From 01/07/2021 to 30/06/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25 Korina Ct LANGWARRIN 3910	\$890,000	24/04/2022
2	144 North Rd LANGWARRIN 3910	\$890,000	15/08/2022
3	37 Richard Dr LANGWARRIN 3910	\$885,000	23/04/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/08/2022 15:07



4 2 2

Property Type: House

Land Size: 779 sqm approx

Agent Comments

Comparable Properties



25 Korina Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

4 2 2

Price: \$890,000

Method: Private Sale

Date: 24/04/2022

Property Type: House

Land Size: 625 sqm approx



144 North Rd LANGWARRIN 3910 (REI)

Agent Comments

4 2 1

Price: \$890,000

Method: Private Sale

Date: 15/08/2022

Property Type: House

Land Size: 621 sqm approx



37 Richard Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

4 2 2

Price: \$885,000

Method: Private Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 686 sqm approx